

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Clackamas County**

State: **OR**

PJ's Total HOME Allocation Received: **\$18,081,713**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	6		
% of Funds Committed	96.33 %	95.57 %	2	92.63 %	81	80	
% of Funds Disbursed	96.09 %	92.09 %	1	86.67 %	99	96	
Leveraging Ratio for Rental Activities	7.43	5.39	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	97.40 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.34 %	82.30 %	4	76.19 %	63	60	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.67 %	89.42 %	3	81.48 %	83	80	
% of 0-30% AMI Renters to All Renters***	51.83 %	50.47 %	2	45.62 %	64	61	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.74 %	1	96.17 %	100	100	
Overall Ranking:			In State:	2 / 6	Nationally:	91	90
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$53,126	\$46,846		\$28,750	191 Units	46.60 %	
Homebuyer Unit	\$19,475	\$14,265		\$15,714	101 Units	24.60 %	
Homeowner-Rehab Unit	\$21,748	\$20,535		\$21,140	118 Units	28.80 %	
TBRA Unit	\$0	\$1,553		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Clackamas County OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$99,860	\$145,155	\$22,050
State:*	\$109,580	\$119,782	\$20,597
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 4.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	80.1	83.2	94.1	0.0
Black/African American:	2.1	1.0	0.0	0.0
Asian:	0.0	1.0	0.8	0.0
American Indian/Alaska Native:	0.0	2.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.0	2.5	0.0

ETHNICITY:

Hispanic	17.8	11.9	2.5	0.0
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HOUSEHOLD SIZE:

1 Person:	67.0	19.8	39.8	0.0
2 Persons:	13.1	22.8	25.4	0.0
3 Persons:	8.4	19.8	14.4	0.0
4 Persons:	2.6	22.8	11.0	0.0
5 Persons:	3.7	8.9	4.2	0.0
6 Persons:	2.1	4.0	3.4	0.0
7 Persons:	1.0	1.0	1.7	0.0
8 or more Persons:	2.1	1.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	44.0	15.8	27.1	0.0
Elderly:	19.9	3.0	30.5	0.0
Related/Single Parent:	10.5	31.7	18.6	0.0
Related/Two Parent:	14.7	42.6	22.9	0.0
Other:	11.0	6.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.8	0.0 #
HOME TBRA:	0.0	
Other:	36.6	
No Assistance:	46.6	

of Section 504 Compliant Units / Completed Units Since 2001 55

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Clackamas County State: OR Group Rank: 91
 (Percentile)
 State Rank: 2 / 6 PJs Overall Rank: 90
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	82.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.67	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	0.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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